132.A	0003	0056.1	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	665,900	/	665,900
USE VALUE:	665,900	/	665,900
ASSESSED:	665,900	/	665,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
56		CHURCHILL AVE, ARLINGTON

OWNERSHIP

Unit #: 1

Owner 1:	SHRAGGE BENJAMIN & YELENA
Owner 2:	
Owner 3:	
Street 1:	56 CHURCHILL AVE UNIT 1
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	LIN CLIFTON A & -
Owner 2:	YUAN YUE MAGGIE -
Street 1:	56 CHURCHILL AVE UNIT 1
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1933, having primarily Wood Shingle Exterior and 2641 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	665,900			665,900
Total Card	0.000	665,900			665,900
Total Parcel	0.000	665,900			665,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 252.14 | /Parcel: 252.14

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

290666

GIS Ref

GIS Ref

Insp Date

11/18/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 132.A-0003-0056.1

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	665,900	0	.		665,900		Year end	12/23/2021
2021	102	FV	646,100	0	.		646,100		Year End Roll	12/10/2020
2020	102	FV	636,200	0	.		636,200	636,200	Year End Roll	12/18/2019
2019	102	FV	557,700	0	.		557,700	557,700	Year End Roll	1/3/2019
2018	102	FV	492,500	0	.		492,500	492,500	Year End Roll	12/20/2017
2017	102	FV	448,400	0	.		448,400	448,400	Year End Roll	1/3/2017
2016	102	FV	448,400	0	.		448,400	448,400	Year End	1/4/2016
2015	102	FV	413,900	0	.		413,900	413,900	Year End Roll	12/11/2014

!15563!

PRINT

Date	Time
12/30/21	20:58:19

LAST REV

Date	Time
01/12/21	10:50:16
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 15563

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LIN CLIFTON A &	76097-172	2	11/5/2020		722,000	No	No		
HARRIS RICHARD	48995-135		2/15/2007		395,000	No	No		
HARRIS FREDERIC	48989-547		2/14/2007	Family	1	No	No		

USER DEFINED

Prior Id # 1:	84955
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/18/2017	1376	New Wind	12,000	C				
8/27/2013	1296	Add Bath	22,400	C				

ACTIVITY INFORMATION

Date	Result	By	Name
1/12/2021	SQ Mailed	MM	Mary M
11/18/2018	Measured	DGM	D Mann
5/5/2014	External Ins	PC	PHIL C
2/26/2014	Info Fm Prmt	EMK	Ellen K
12/5/2008	MLS	MM	Mary M
2/14/2008	External Ins	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7909													G9			

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CND	Total:	Spl Credit	Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	2 - Clapboard	10	%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1933	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	M - Multi-Level
% Own:	45.000000000
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	305.00
Size Adj.:	1.04757667
Const Adj.:	0.99980003
Adj $ / SQ:	319.447
Other Features:	86000
Grade Factor:	1.10
NBHD Inf:	0.80000001
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	818100
Depreciation:	152167
Depreciated Total:	665934

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	281.11
Special Features:	0	Val/Su Net:	252.14
Final Total:	665900	Val/Su SzAd	252.14

SKETCH

UnSketched SubAreas:
GLA: 2641,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	2,641	319.450	843,660

Net Sketched Area:	2,641	Total:	843,660

Size Ad	2641	Gross Area	2641	FinArea	2641

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

132.A-0003-0056.1

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc